



Baker's Bay
GOLF & OCEAN CLUB

'Hilltop' | Spa Cottage #3





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE



CHAPEL POINT

Hilltop



WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dune Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club

BEACH
CLUB COTTAGES

Casamigos
Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES



BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

Sea of Abaco

ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 109 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grill
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavillion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER FLATS

MANGROVE PRESERVE

SEA WALK

FOR PRESERVATION STUDY

JOES CREEK

SAND FLATS

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

DIAMOND POINT

Marsh Harbour

SETTLEMENT

*via Bonnaventure
innouso bellegrade*



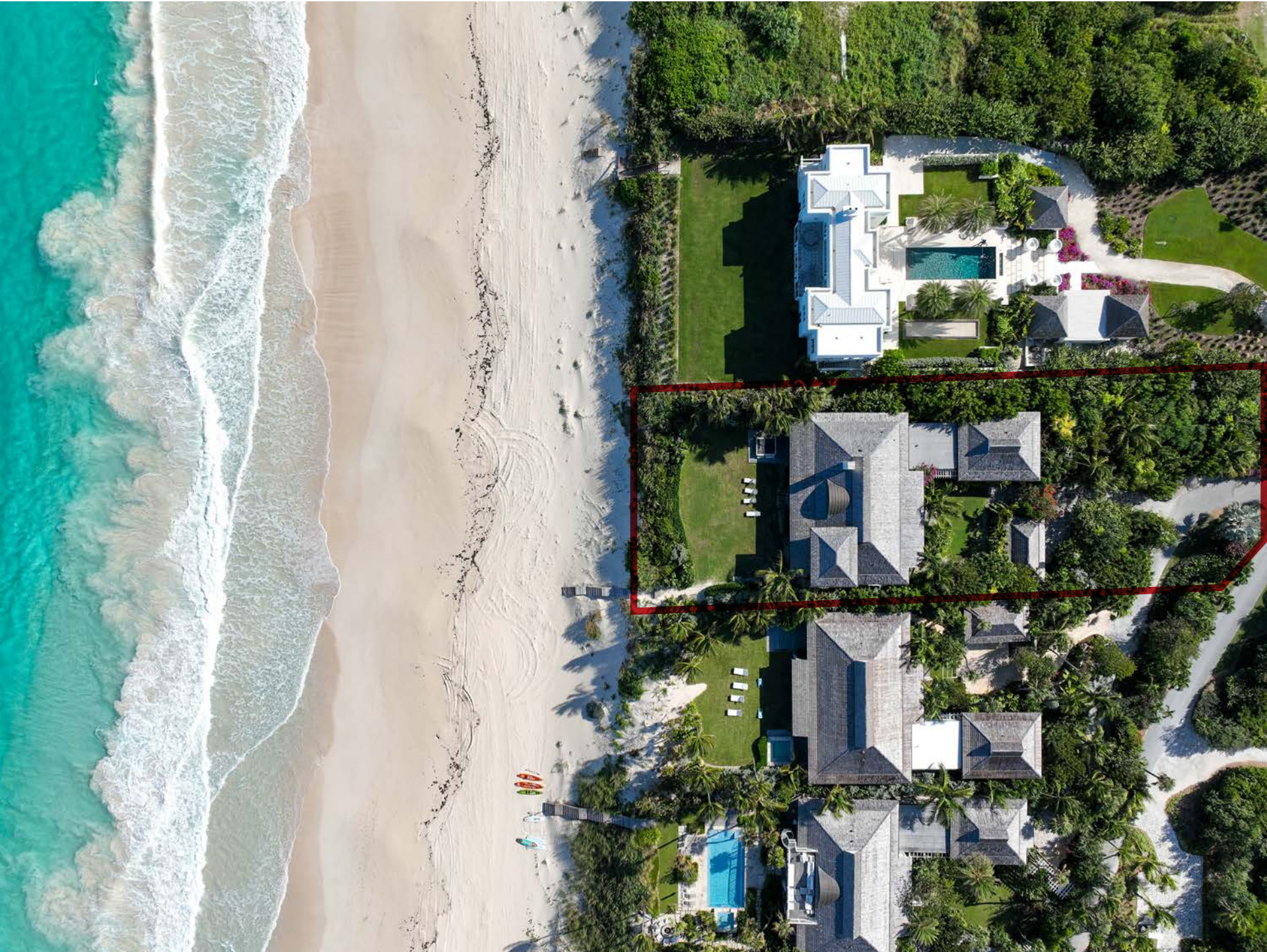
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'Hilltop' is the epitome of island living.

It's convenient location across from The Beach Club and its close proximity to the Golf Course makes this the ultimate family friendly oasis. The lot is the largest of the Spa Cottage lots and faces North-East, guaranteeing breathtaking views of the Atlantic Ocean and the sunrise. This home allows access to the ocean just a few steps away and offers great snorkeling and refreshing swims, especially in the summer months. This home also comes with plans for a potential guest house on the property if the new owners want 'move in ready' with the potential of a project in the future.

| | |
|--------------------|-------------------------|
| Land Area | 25,572 sf 0.59 acres |
| Beach Frontage | 90' |
| Depth of Lot | 265' |
| Views | Sunset Atlantic Ocean |
| Bedrooms/Bathrooms | 4 bed/4.5 bath |
| A/C Square Footage | 3,639 sf |





BEACH CLUB COTTAGE



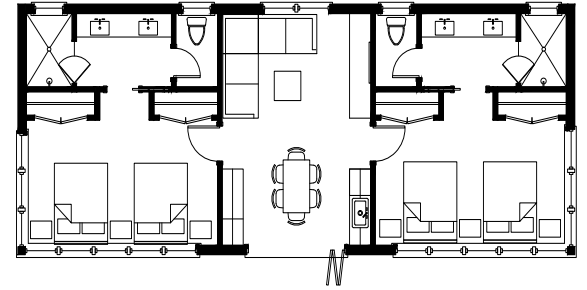
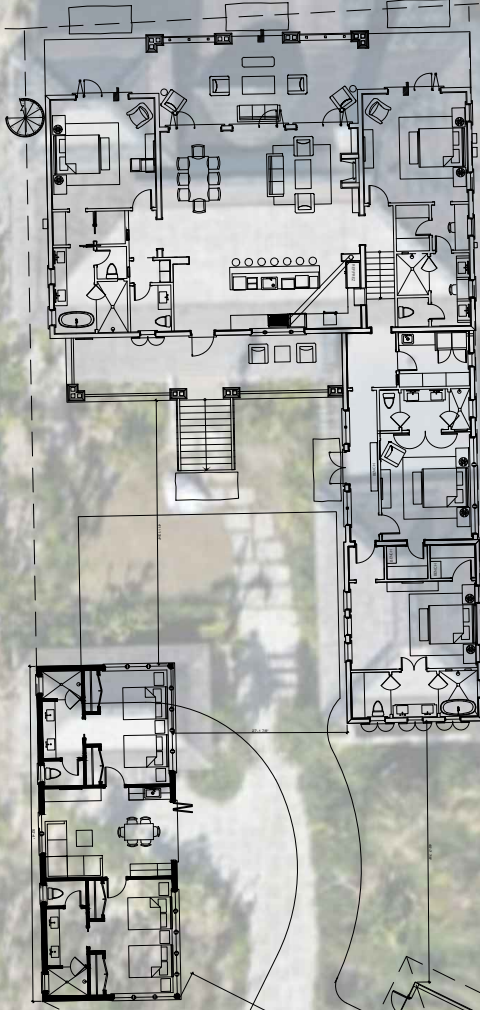
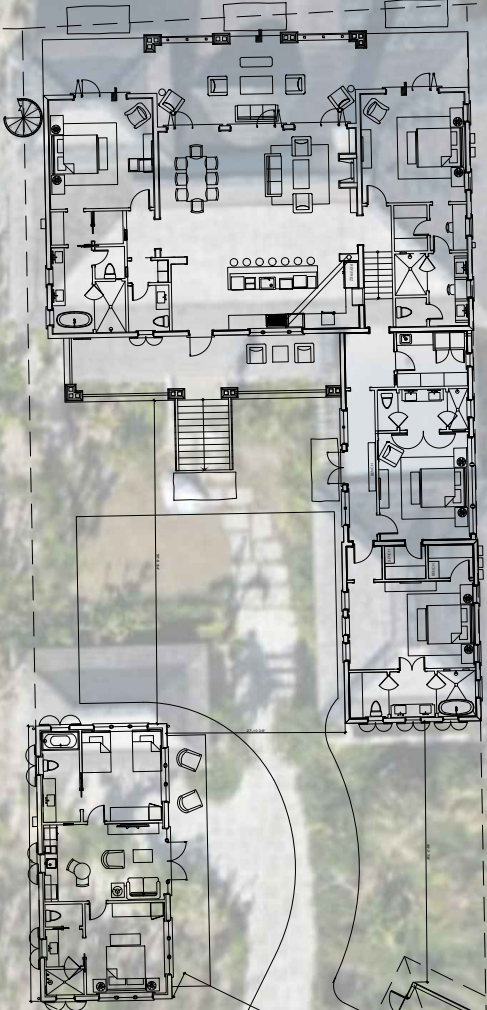
Inspired by the grace and elegance of the coastal cottages of Nantucket, the Beach Club Cottage faithfully maintains one story, allowing a vaulted great room and signature 'eyebrow' dormer. The Beach Club Cottage is configured in both a three and four-bedroom floor plan.

BEACH CLUB COTTAGE

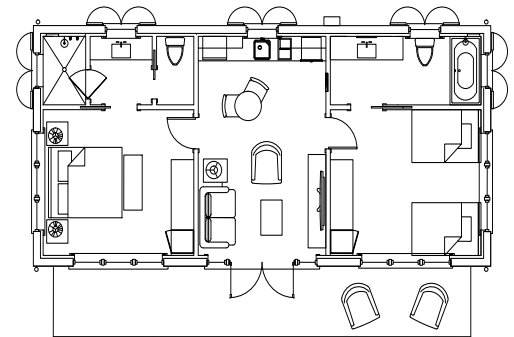
FOUR BEDROOM



Guest House Options



1,116
sq.ft.



882
sq.ft.







Cost Breakdown

| | |
|---------------------------------------|--------------|
| Hilltop Spa Cottage #3 | \$15,500,000 |
| VAT on Sales Price (5%) | \$775,000 |
| Attorney Fee (0.5% of Purchase Price) | \$77,500 |
| VAT on Attorney Fee (10%) | \$7,750 |
| Club Membership Initiation | \$250,000 |
| <hr/> | |
| Total Initial Costs | \$16,610,250 |
| | |
| 2025 Club Dues (prorated) | \$93,000 |
| 2025 HOA Dues (prorated) | \$42,000 |
| <hr/> | |
| 2025 Total Annual Costs | \$135,000* |



*ANNUAL DUES SUBJECT TO 10% VAT



Baker's Bay Golf & Ocean Club Great Guana Cay, The Abacos, The Bahamas

For more information on specific listings, home packages, or club membership, please contact the Baker's Bay sales office.

Email: info@bakersbayclub.com | bakersbayclub.com